

SUMMARY MINUTES

**BUILDING ADVISORY BOARD
ROOM 107, CITY-COUNTY BUILDING**

TUESDAY – APRIL 11, 2006 – 4:00 P.M.

Members Present: Les Appleby, Vernie Stillings, Bob Dolan, Dallas Bruhl, Bob Haworth, Rick Walters

Members Absent: Jim Manley, Kenny Hancock, Steve Barnett

Staff Present: Mike Roberts, Sue Cline

Audience Count: 1

Meeting was called to order by Bob Haworth, Chairman, at 4:04 p.m.

(A) Approval of March 14, 2006 minutes

MOTION: Vernie Stillings moved to approve minutes as written

SECOND: Rick Walters seconded the motion

DISCUSSION: None

VOTE: 6-0 approved

(B) Request for Local Code Amendment to the Uniform Mechanical Code to exempt forced-air furnaces installed in garages to be provided with a minimum 10' separation between combustion air and return air openings.

Mike Roberts presented a summary of the staff report (*enclosed*) with history on how this issue came to be an agenda item for consideration today. All licensed mechanical contractors were included in an agenda mailing notification, which included the staff report, for today's meeting. No mechanical contractors were present in the audience at this meeting.

Kenny Hancock, board member and mechanical engineer (not present at today's meeting) submitted an e-mail letter of opinion on this agenda item prior to today's meeting. That letter was presented to the board members just before the meeting. (*enclosed*) Mr. Hancock's recommendation:

Allow furnaces with non-ducted returns in garages and workshops, and could add a requirement that the furnace vent be installed with a negative pressure sensor connected to the burner.

Bob Haworth asked board members if there were any questions of Mike Roberts. None

Bob Haworth asked if there were any questions or comments from the public. None

Bob Haworth brought this item back to the board for action.

MOTION: Les Appleby moved to approve the code change as detailed in the staff report presented by Mike Roberts, which is excerpted as follows:

906.6.5 From a room or space having any fuel-burning appliances therein.

Exception: This shall not apply to:

1. Fireplaces, fireplace appliances, residential cooking appliances, direct vent appliances, enclosed furnaces and domestic-type clothes dryers installed within the room or space.
2. A gravity-type or listed vented wall furnace.
3. A blower-type system complying with the following requirements:
Where the return air is taken from a room or space having a volume exceeding one (1) cubic foot (0.028 m³) for each ten (10) Btu/h (2.93 W) fuel input rate of all fuel-burning appliances therein. At least 75 percent of the supply air is discharged back into the same room or space. Return-air inlet shall not be located within ten (10) feet (3048 mm) of any appliance firebox or draft diverter in the same enclosed room or confined space.
4. *Detached accessory structures that are regulated by the International Residential Code and S-1 garages provided that the only gas-burning appliance in the space is a single induced-draft type forced air furnace, and provided further that supply air is not ducted to any other spaces.*

SECOND: Dallas Bruhl seconded the motion

DISCUSSION: None

VOTE: Motion passed 6-0

(C) Review of staff report on the International Energy Conservation Code

Mike Roberts presented a summary of the staff report for this agenda item (*enclosed*) including background on the code book differences (IBC vs. IRC vs. International Energy Code). Mike expressed disappointment in the lack of turnout of homebuilders to discuss this item today. They were invited via an agenda mailing last week, which included the staff report for this agenda item.

Discussion included comments and questions from board members and Mike Flory, President of the Homebuilders Association (only audience member present) Comments included:

- Is there that much shoddy work going on by contractors? It is the contractor's responsibility to inform the customer of the product they are receiving which would also include understanding the different choices the consumer has regarding energy conservation.
- The International Residential Code requirements would impact the cost of providing an overall affordable product.
- The International Residential Code requirements get awfully close to requiring engineered designs on houses.

The majority of board members were hesitant to consider this at all. Mike Roberts reminded the board that it is their role as representatives of the community to review and make determinations and recommendations on codes based on findings of fact. If they don't want to take action, they are responsible for explaining why.

Bob Dolan expressed his desire to perhaps see Salina, KS as a model community, a place to start for energy conservation and suggested the board at least consider this and proceed with small first steps.

Mike Flory suggested that we start with education – For example, the homebuilders have a speaker scheduled in the near future on “green building”.

Bob Dolan agreed that starting with education would be a good first step. He also mentioned the tax incentives.

Mike Roberts agreed that starting small might be a good idea. Mike stated that he thinks commercial construction is taking care of itself with regard to energy codes. Mike suggested that the Homebuilders Association could discuss this and get back to us. They have the cost related background to determine what they think an affordable energy efficient home would be.

Bob Haworth – asked if a copy of Chapter 11 of the IRC could be distributed to the Homebuilders for them to discuss at their next board meeting.

Mike Flory said he doesn't think there would be any objection with the Homebuilders Association membership in discussing and considering some type of minimum energy conservation code standards. Mike Roberts expressed his appreciation of the Homebuilders Association's willingness to take the initiative in this discussion and be proactive in offering to provide some minimum guidelines.

MOTION: Les Appleby moved to table this agenda item for 90 days and bring back to the board for further discussion in July.

SECOND: Dallas Bruhl seconded the motion

DISCUSSION: None

VOTE: Motion passed 6-0

(D) Other Business

Mike Roberts presented an update on the status of the proposed ordinance changes regarding contractor licensing.

MOTION TO ADJOURN: Meeting was adjourned directly by Mr. Haworth at 4:50 p.m.

Michael Roberts